

Boston Common

Boston Landmarks Commission Study Report



Report of the Boston Landmarks Commission
on the potential designation of the BOSTON COMMON
as a Landmark under Chapter 772 of the Acts of 1975

Approved by: Marcia Myers April 14, 1977
Executive Director Date

Approved by: Pauline Chase Farrell April 14, 1977
Chairman Date

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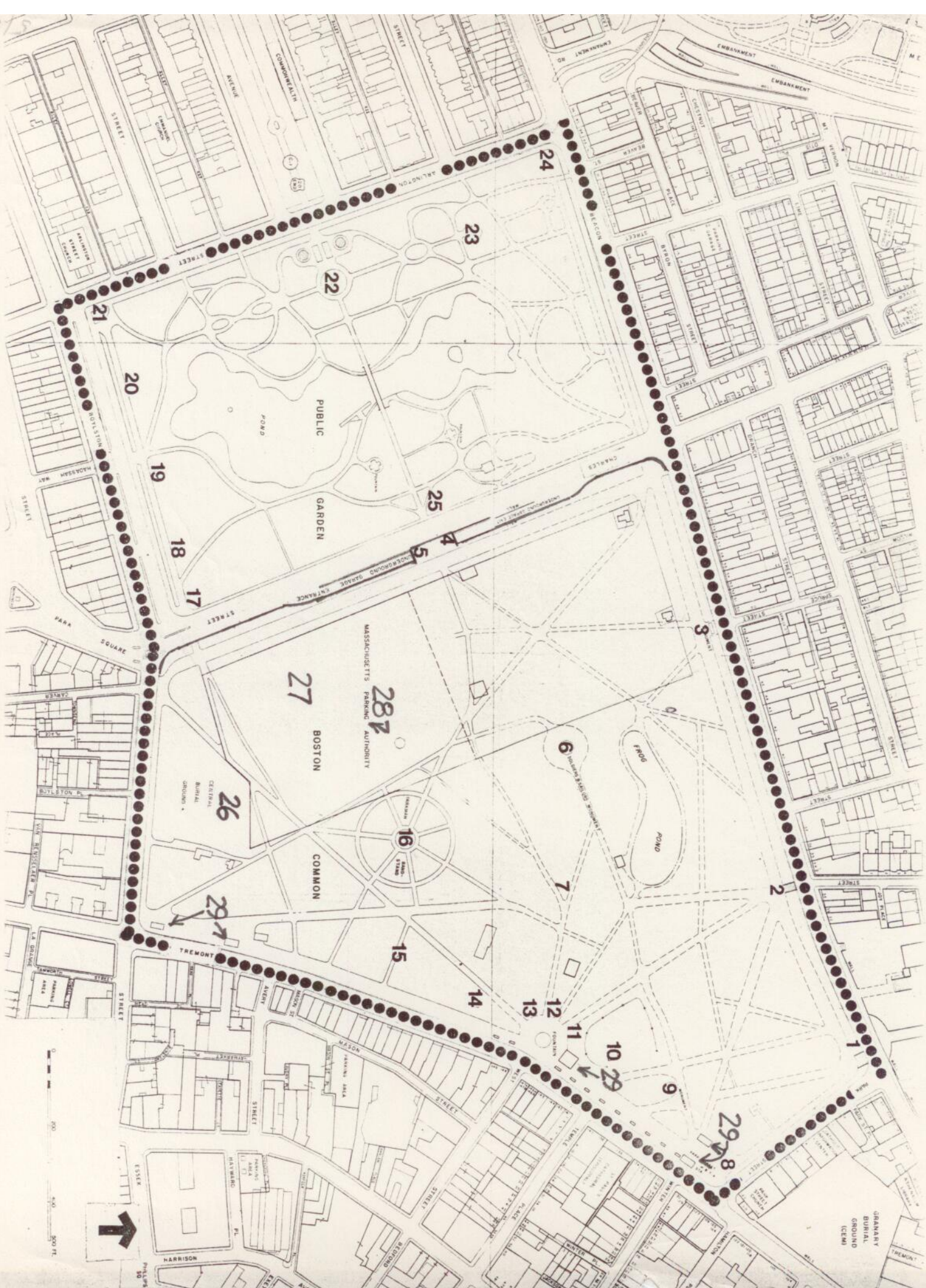
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BOSTON COMMON

1.0 LOCATION OF THE PROPERTY

- 1.1 Address: bounded by Park, Beacon, Charles, Boylston, and Tremont Streets.
- 1.2 Area in which property is located: Boston Common is located in downtown Boston. Early in the city's history, the Common was surrounded by residences, but the expansion of business and the opening of Beacon Hill, Back Bay, and other residential areas emptied the downtown of homeowners. The Common's north boundary faces Beacon Hill, the last of the original Trimountain peaks, and a stable residential community.
- 1.3 Map showing location:
Attached.

5734



0 100 200 300 400 500 FT.



2.0 DESCRIPTION OF THE PROPERTY

2.1 Type and Use:

The property, consisting of 50 acres, is a public park. The Common was given to the town of Boston in 1634 for use as a public park, as pasture and as a military training ground. The City of Boston Department of Parks and Recreation is responsible for maintenance.

2.2 General Description:

Boston Common is an irregular pentagon of grass, trees, and man-made features with four sides facing built-upon streets and the fifth facing the Public Garden. The principal features of the Common are: (1) its topography; (2) its surroundings; (3) paths, walkways and malls; and (4) monuments and buildings.

1. Topography: The Common once shared the whole town's irregular topography. But just as the Trimount, Fort Hill and Boston's other peaks were leveled for fill, the Common's terrain has been considerably smoothed by man.

The Common has two points higher than the rest of the park: the corner of Park and Beacon Streets, and centrally located Flagstaff Hill (site of the Soldiers and Sailors Monument). Park and Beacon Streets opposite the State House is the top of a slope of Beacon Hill: the park slopes gently along Beacon Street toward the Public Garden (a drop of 59 feet over a distance of 1/2 mile), and more precipitously down Park Street to Tremont (40 feet in 600). Flagstaff Hill rises 20 feet above the surrounding area, dropping 13 feet to the Frog Pond.

That pond is the only body of water remaining on the Common, and itself is not in its natural state: the pond is paved over with concrete (a project done for sanitary reasons in the 1920's), and an artificial ice system is imbedded under part of the surface of the pond, with control building nearby. A fountain at the eastmost part of the pond is the source of water during the summer; the pond is drained, except for the skating surface, for the winter.

The pattern of trees on the Common has varied over the years since the change in general purpose from grazing to recreation. Earlier the pattern was the same as had naturally occurred: most famous was the Great Elm, 22 feet across, in the central portion of the Common (commemorated by a plaque). Later drawings show trees planted in the malls that decorated the periphery of the Common, and a 1925 report by the Parks Commission describes extensive planting of trees along the

pathways that criss-cross the Common. The principal species of trees on the Common, found in a 1972 survey by Carol R. Johnson and Associates, are elm and linden; other species include oak, yellowwood, maple, chestnut, and cherry.

2. Surroundings: The Common once was the center of a bucolic residential area. Public buildings, such as the town granary and the alms house, began to encroach on the residences in the 18th century. The building of the new State House in 1795-98 was the major step that began the change from "country" to "city" in the Common's neighborhood.

The Park Street boundary of the Common faces the 1810 Park Street Church, its new office building, the modern Paulist Catholic Center, and such older buildings as the Amory-Tincknor House (1804) at the corner of Park and Beacon Streets.

That northmost corner of the Common is dominated by the Bulfinch State House; the rest of Beacon Street, heading west-southwest toward Charles Street, consists of Federal Period row houses for which Beacon Hill is famous.

The Charles Street boundary, once (though not initially) the water line, faces the Public Garden. The Boylston Street boundary, including the Central Burying Ground, faces a deteriorating business row, and two commercial theaters; a theater district rehabilitation program may provide a more attractive frontage along this street.

3. Paths, Walkways, and Malls: Five principal paths and numerous smaller ones define pedestrian routes on the Common. A sixth major path, along Charles Street, was defoliated by the construction of the underground parking garage.

Along Tremont Street, the Lafayette Mall (complete with memorial to the French general) covers the entire distance from Park to Boylston Street. Trees in brick planters are the principal features of this path.

The Railroad Mall, more a pathway than a formal mall, cuts across the Common from the Parkman Plaza fountain to the corner of Charles and Boylston Streets. This path is the most direct route to the Parkman Bandstand.

Liberty Mall, at 100 feet the Common's widest, runs approximately parallel to Park Street from the Brewer Fountain to the Shaw Memorial across the street from the State House.

The Oliver Wendell Holmes Mall traces a path from Boylston and Tremont Streets to the Guild Memorial, circumnavigating the Frog Pond and Flagstaff Hill.

A short mall along Beacon Street connects the Guild and Shaw Memorials. Other paths, concrete, brick or asphalt in construction, connect points of various interest.

4. Monuments, Buildings, and Facilities: Numerals in parentheses refer to those on the attached map.

The Robert Gould Shaw Memorial (1) was erected in 1897 in memory of Colonel Robert Shaw of the 54th Massachusetts Infantry, the first regiment of free black men that fought in the Civil War. The bas-relief was designed by Augustus St. Gaudens, and the architects were McKim, Mead and White (designers of the Boston Public Library).

The Curtis Guild Memorial Entrance (2) at Beacon and Joy Streets was built in 1917 from a design by Cram and Ferguson.

The Blackstone Memorial Tablet (3), at Beacon and Spruce Streets, commemorates William Blackstone, the first settler of the Shawmut peninsula and an original owner of the Common. R. Clipston Sturgis designed the tablet, which was installed in 1914.

A plaque to the Royal Navy (4) and a plaque indicating the site of Fox Hill (5) are located at Charles Street between the garage ramps.

The Soldiers and Sailors Monument (6) atop Flagstaff Hill was designed by Martin Milmore, and erected in 1877. The monument is dedicated to the men of Boston who died "in the war which kept the Union whole, destroyed slavery, and maintained the Constitution..." (from the inscription).

The Oneida Football Club tablet (7) is dedicated to the first organized football club in the United States.

The Founding of Boston Memorial Tablet (8) was placed at Park and Spruce Streets in 1930 in honor of the tercentennial of the city's founding. The artists was John F. Paramino, and the architectural setting was designed by Charles A. Coolidge. It commemorates the arrival of John Winthrop in Boston.

The Brewer Foundation (9) is named in honor of its donor, Gardner Brewer, and is designed after an award-winning 1855 French fountain. It was installed June 3, 1868.

A statue (10) of Commodore John Barry

Statues (11, 12, 13) depicting Religion, Training, and Industry were erected in 1961 around the Parkman Plaza fountain. They were designed by Cascierie and diBiccari.

A tablet (14) commemorating the Declaration of Independence was designed by Paramino and placed along Lafayette Mall in 1925.

The Boston Massacre Monument (15) was erected in 1888 from a design by artist Robert Kraus. A memorial to the five who died in the 1770 Massacre, it consists of such standard symbolism as "Free America" holding a flag in her left hand, and 13 stars atop the monument. This project was proposed by the Irish and Black communities of Boston, who induced the legislature to spend the needed \$10,000 despite unanimous opposition from the Massachusetts Historical Society and the New England Historic and Genealogical Society. The Boston City Council in 1888 added the conical top to the column on account of what the Council believed poor taste.

The George F. Parkman Memorial Bandstand (16) was erected in 1912 from a design by Robinson and Shepard. The radial-path landscaping was added in the early 1920's under the administration of Mayor James M. Curley.

The Central Burying Ground (26) is included within the acreage of the Common but is an entity in itself. Located on Boylston Street between Tremont and Charles, this cemetery was established in 1756; many British soldiers killed at the Battle of Bunker Hill were buried here.

Floodlighted baseball fields and tennis courts (27) are the sole "active recreational" facilities on the Common, although sessions of frisbee or touch football often take place in other open areas throughout the Common.

The Boston Common Underground Garage (28), built in the early 1960's at the Chalres Street end of the Common, has added four one story kiosks and two motor ramps to the park, while it has subtracted trees, grass and topsoil. Planting of trees is, of course, restricted here because of the closeness of the garage's roof; however, a 1925 map of the Common shows this area as a "parade ground," as now, with trees only on the periphery.

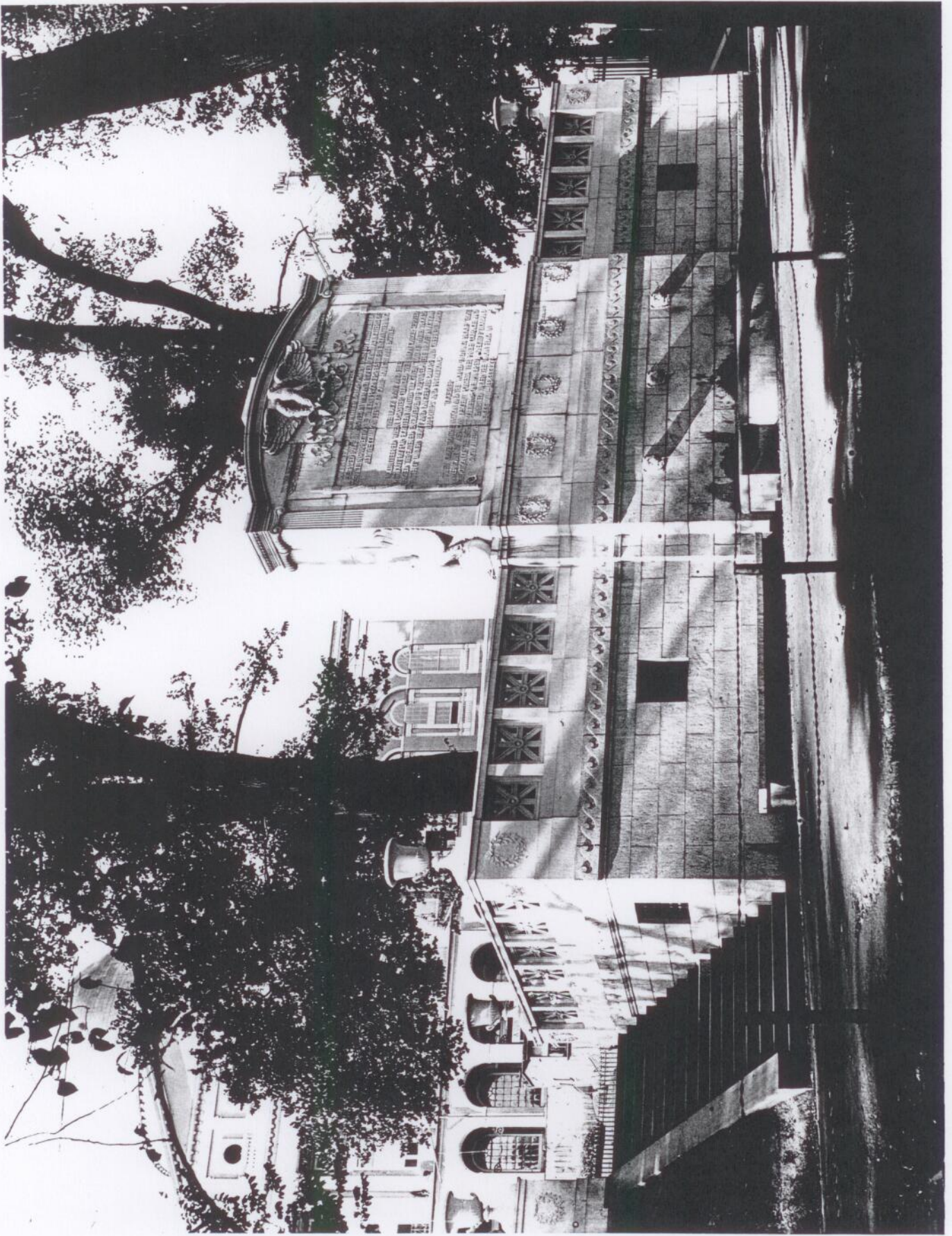
Five subway kiosks (29), entrances to America's oldest underground transit system, are located near Park, West and Boylston Streets along Tremont. Four of these are the original granite entrances, dating back to 1897; the fifth, at West Street, serves as a tourist information center, and was enlarged by the M.B.T.A. and Boston 200 for Bicentennial increase in tourism.

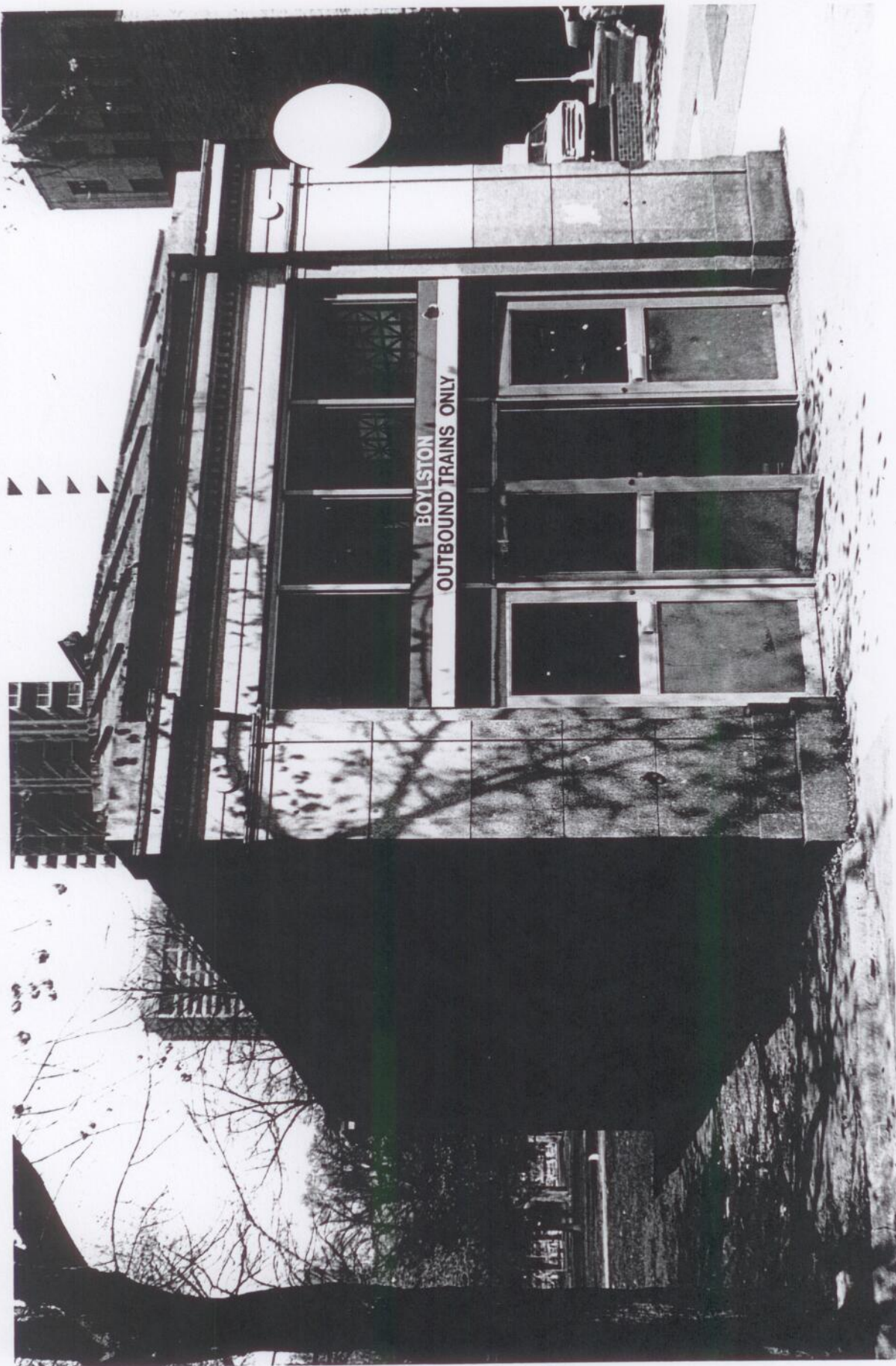
2.3 General Condition:

Recent capital expenditures have improved the condition of the Common, especially along the malls at Tremont, Park and Beacon Streets. Re-casting and resetting of the decorative iron fence along Park Street is in progress. Most trees require significant attention, in part because of epidemic Dutch Elm Disease.

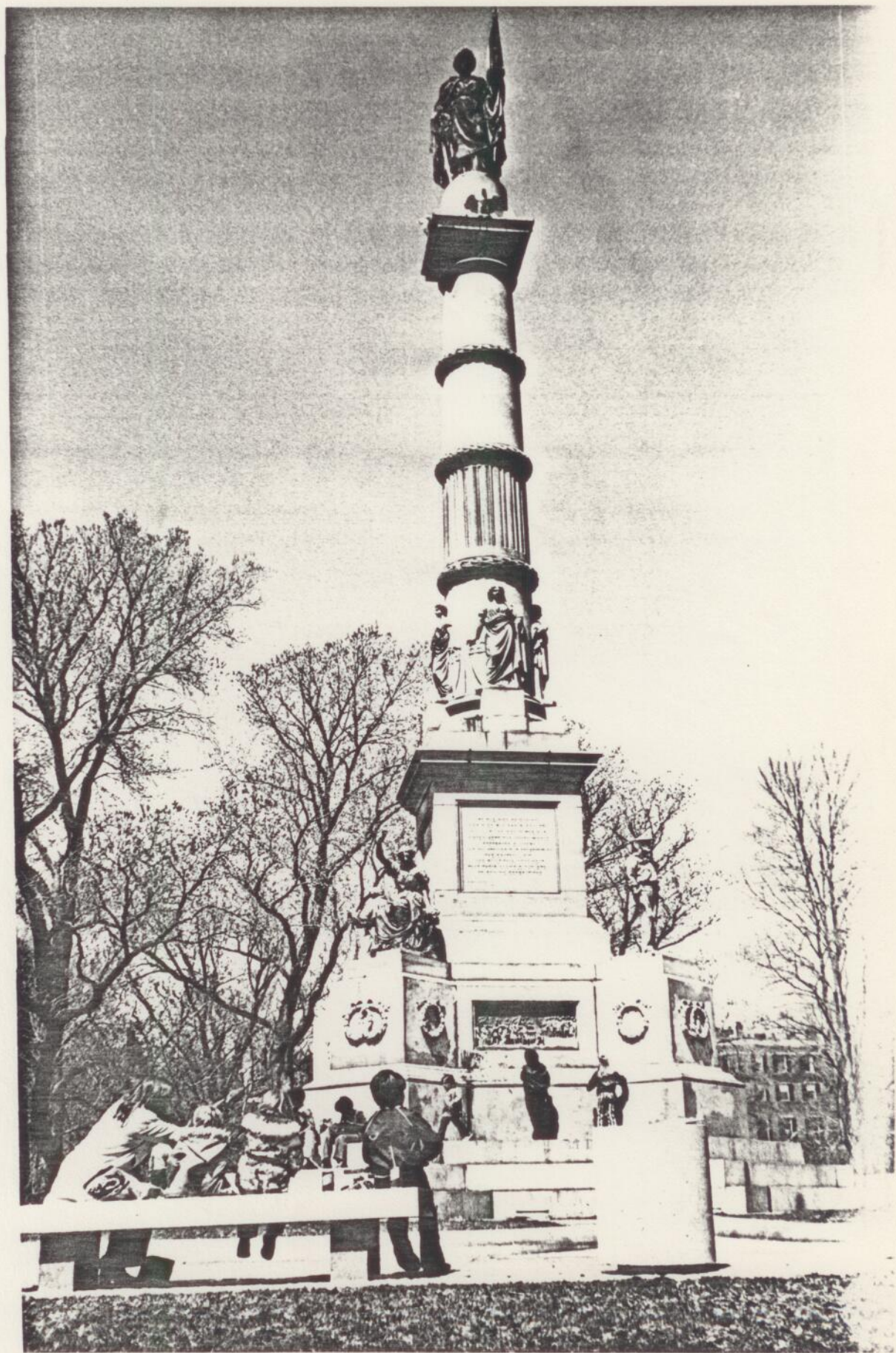
2.4 Photographs:

Attached.

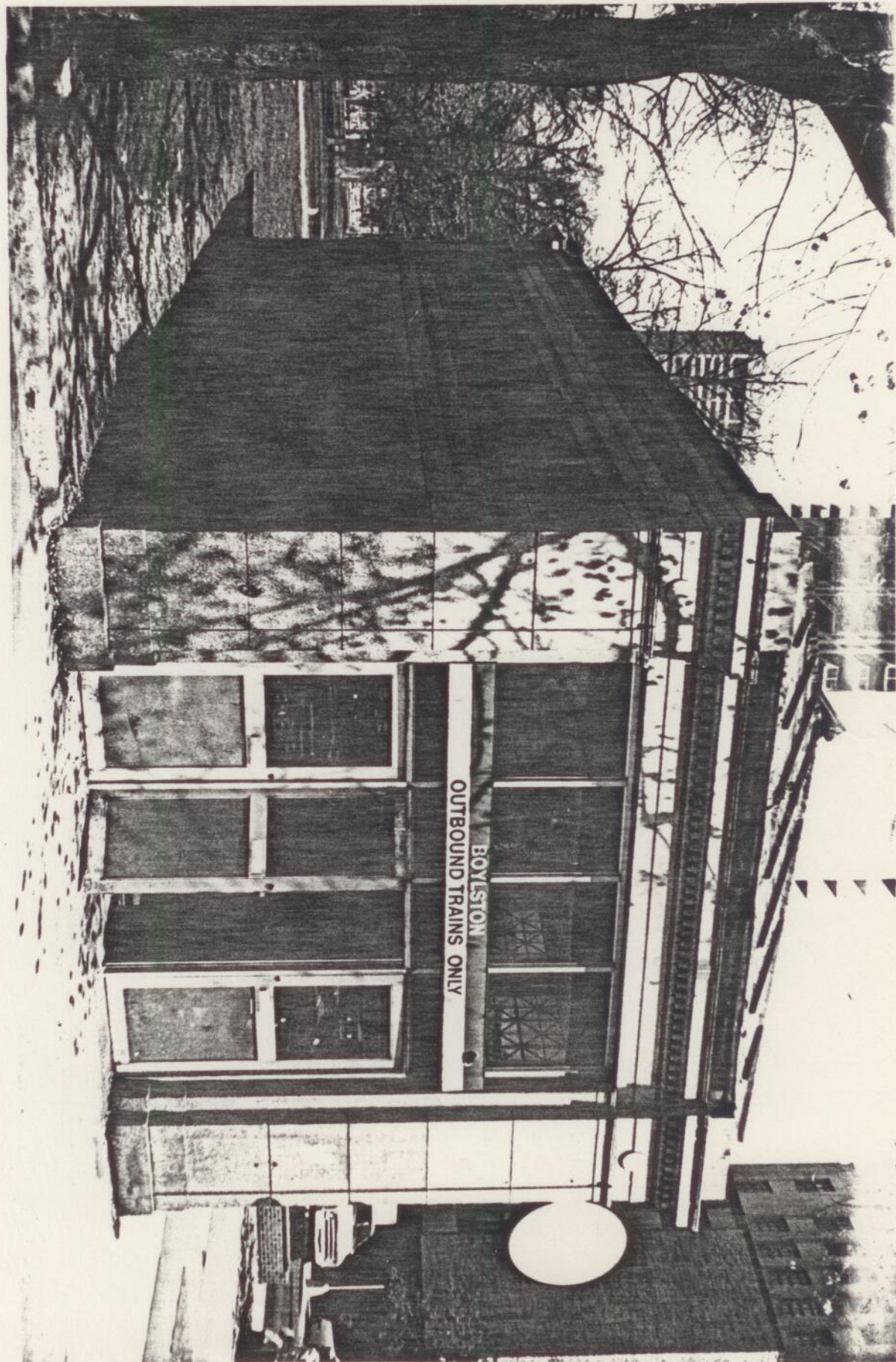
















3.0 SIGNIFICANCE OF THE PROPERTY

3.1 Historic Associations:

Boston Common's principal significance, and for which it is listed in the National Register of Historic Places, is its status as the first public park in the United States and as an early American military training ground. It was set aside in 1634 as common land for the citizens, as pasturage for cattle owned by Bostonians, and as a training field for local militia. An 1877 citizens committee report on public rights in Boston Common stated that "the origin of Boston Common is... not a matter of public record. If it were laid out before A.D. 1634, no record would be found, as the earliest volume of the town records begins on September 1st of that year."¹

However, sparse the data may be, historians have asserted that the land had not been formally dedicated earlier than 1634, and that the area's boundaries and use were defined about 1640. The citizens report's best evidence of 1634 as date of the Common's founding is a deposition by four early Boston settlers taken in 1684. "They testified that, in or about 1634, the town bought of William Blackstone all his right and interest in any lands within the neck of land called Boston, excepting about six acres around his dwelling house. 'After which purchase the town laid out a place for a training field, which ever since, and now' (i.e., 1684), 'is used for that purpose and the feeding of cattell.'"²

As early as 1663, John Josselyn, an Englishman, wrote about the men and women of Boston taking their evening stroll on the Common. Then as now, children enjoyed wading in the Frog Pond in the summer and skating on it in the winter.

As Boston grew over the years, the value of the Common as a public open space increased. West of the Common were marshlands, the nearer parts of which were granted by the town to ropemakers in 1794. Boston, by this time a city, repurchased the ropewalk territory in 1824; here the beginnings of the Public Garden took shape.

The Central Burying Ground on the Common was established in 1756. Soldiers who died at the Battle of Bunker Hill and during the British occupation were buried there, as were peacetime citizens of Boston. The Common proper served as

1. "The Public Rights in Boston Common; the report of a committee of citizens," p. 58. Boston: Press of Rockwell and Churchill, 1877.
2. Ibid.

training field for Boston's military companies - by 1674 there were eight such companies - as well as for companies of surrounding towns. In 1758, General Amherst's army of 4,500 men encamped on the Common enroute to Albany and Canada.

Among the important political events that occurred on the Common in the years preceding the Revolution was the celebration of the repeal of the Stamp Act, May 19, 1766. Cause for celebration was short-lived: strict new revenue acts were passed in 1768, and such strong local objection ensued that British troops were stationed in Boston, encamped on the Common. These troops were removed after the Boston Massacre of 1770 but returned after the Boston Tea Party of 1773. On April 18, 1775, British troops gathered at the foot of the Common before marching to Lexington.

During the siege of British-held Boston by the Patriots in the winter of 1775-76, the British army constructed a small earthwork for infantry at the northwest corner of the Common. A small stronghold was established on Fox Hill, near the present Charles Street and subsequently cut down for fill. The artillery had their entrenchments on Flagstaff Hill, and behind were three battalions of infantry. A regular garrison of 1,700 men remained encamped on the Common to prevent a landing by General Washington's troops.

Ultimately the British were forced to evacuate Boston, and the Common thereafter was secure. As the years passed, its original uses continued, but conservation and recreation gradually overshadowed cattle grazing and military exercises, until an 1830 ordinance forbade grazing altogether.

Along with Government Center, the Common is the city's most popular place for outdoor public meetings. Perhaps the largest of such meetings was held October 15, 1969, the day of the moratorium against the Vietnam War, when an estimated 100,000 jammed the Common to protest military action - an ironic use for the former militia training ground.

3.2 Architectural Significance:

To the extent that Boston Common has remained unbuilt upon since 1634, it is an example of early conservation of natural territory.

The landscape architecture consists of three components: malls, leveling hills and filling depressions, and plantings. The mall of most significance is Lafayette Mall, built as (simply) The Mall in 1733 - now trees are in planters on the street side, presumably to protect the subway roof. Beacon Street Mall was designed in 1816.

Hills, such as Fox Hill (near the garage entrance ramps), were cut down for fill just as the surrounding hills of the town. This fill remained on the Common - and now, except for Flagstaff Hill, the Common's terrain reflects the general lie of the city, down from Beacon Hill.

Plantings, originally nonexistent as the Common's greenery was that which occurred naturally, took more importance after the 1830 prohibition of grazing. The Common thus became a park, and trees were planted primarily around pathways.

Much of the Common's significance lies in the amount and quality of the sculpture that adorns it. Works by St. Gaudens, Kraus, Milmore and others make the Common, and adjacent Public Garden, a museum of monument sculpture from the 1860's to the present.

Finally, the significance of the Common is secured by the architecture and environment provided by its surroundings. The Federal houses of Beacon Hill, the State House, Park Street Church, St. Paul's Cathedral, and others all face the Common and contribute to the quality of this historic environment.

3.3 Relationship to the Criteria for Landmark Designation

Boston Common satisfies two of the criteria for Landmark as set out in Section 4, Chapter 772 of the Acts of 1975. First, along with the Public Garden it is listed on the National Register of Historic Places, an action that took effect July 12, 1972. Secondly, the Common is a site on which events occurred that have made an outstanding contribution to the political, military and social history of the city, the Commonwealth, the New England region and the nation.

4.0 PHYSICAL HISTORY

When first purchased in 1634, Boston Common was bounded by streets following the pattern of these streets of today: on the southeast, Tremont Street (then called Common Street); on the southwest, the rear of house lots on Boylston Street (Frog Lane); on the west, Back Bay's mud flats; on the north and northeast, Beacon Street running down to Tremont.

The first taking of Common property was the 1660 burying ground (now called the Granary Burying Ground) that extended from its present southerly boundary up to Beacon Street. Two years later, adjoining land was taken for public buildings: a public granary (note that the Granary Burying Ground is older than the granary for which it is named), almshouse, jail, and bridewell. Park Street, formalizing the division, was laid out in 1733.

The land for the Central Burying ground was purchased in 1756, and the town bought 2 1/2 acres from William Foster in 1787: these two acquisitions established Boylston Street as the southwest boundary.

Charles Street, laid out in 1803, straightened the western boundary and made the final change in the Common's shape.

The principal reasons for the relative stability in the Common's boundaries are a 1640 town ordinance and the 1822 City Charter. The ordinance prohibited sale by the town of any Common property for houses or gardens; the Charter, provided to the city by the General Court, has forbidden any sale for whatever reason without the Court's approval.

5.0 ECONOMIC STATUS

5.1 Assessment, Occupancy, and Summary:

Boston Common is owned by the City of Boston, and thus no property taxes are paid on the land. The property is open to the public; capital improvements and maintenance are carried out with City of Boston funds, sometimes assisted by grants from the Federal government. No change in status of ownership or use is expected.

6.0 PLANNING CONTEXT

6.1 Summary:

The predominant planning issue relating to Boston Common is the degree to which it can absorb intensive use, not only by residents of neighboring areas but from metropolitan area residents and tourists who enjoy the space.

Intensive use packs the soil under trees, reducing the soil's permeability for water and oxygen. Worn grass and erosion affect the areas around Charles Street, the Parkman Bandstand, Park Street, and Parkman Plaza. Some engineers may be tempted to respond to pedestrian overload by adding hard surfaced areas - an approach not fully compatible with the natural character of the Common, and one that overlooks the poor condition of many paths that do exist. On the other hand, controls on pedestrian use, such as those on the Public Garden, reduces the public's enjoyment.

Recent proposals for new development in the Park Square area at Boylston Street (now, in the Park Plaza proposal, restricted to areas directly fronting the Public Garden) provoked public concern on the impact on the Common of new development. The issues, addressed in the environmental impact statement on Park Plaza, include: increase in general use contributing to erosion and soil compaction; and shadows, caused by high rise development, that can adversely affect vegetation growth and public enjoyment.

Increased population of the immediate area caused by new housing development will also increase demand for "active recreational" facilities on the Common. Two such facilities now exist which already serve to the detriment of the Common's natural appearance and general character as passive use space - no doubt pressure for more such facilities will come.

In its 1973 report on "Rehabilitation of the Boston Common and Public Gardens" (sic) prepared by Carol R. Johnson and Associates, the Boston Redevelopment Authority noted that, although rehabilitation can correct current physical problems, "...without a strong park maintenance and security system, restored areas will soon fall again into decay." The City of Boston Department of Parks and Recreation has taken steps to address the need for continued maintenance (along with extensive capital improvements in 1975-76), but the City's financial problems may reduce the city's capacity to maintain the Common - thus presenting the problem all over again.

6.2 Proposed Public Improvements:

The City of Boston Department of Parks and Recreation is completing major capital improvements, including new lighting and paving of malls and pathways and replacement of fencing, to the Common. This project was begun in 1975 as the Department's Bicentennial project.

If funding should become available, the principal improvement planned by the Department is the replacement of modernistic lighting fixtures with fixtures consistent with traditional lighting design.

7.0 ALTERNATIVE APPROACHES

As a result of its historic associations and National Register status, Boston Common clearly satisfies the criteria for Landmark designation. Such a designation would mean that future physical changes to the property would have to be reviewed and approved by the Boston Landmarks Commission. Landmark designation would provide a high degree of protection for this historic resource.

The sole alternative is for the Commission not to designate the Common as a Landmark. It is already part of the National Register of Historic Places, listed together with the Public Garden on July 12, 1972. Although the Common would be a logical component of an "Emerald Necklace" Landmark District, running to Franklin Park through the Public Garden, the Fens and Arnold Arboretum, Chapter 772 does not permit Districts or Protection Areas in the downtown Boston area. Accordingly, no such District can be designated.

8.0 RECOMMENDATIONS

The staff of the Boston Landmarks Commission recommends that Boston Common be designated a Landmark under Chapter 772 of the Acts of 1975. Boundaries for this designation should be the curb lines of Park Street, Beacon Street, Charles Street, Boylston Street, and Tremont Street.

Recommended standards and criteria for review of proposed changes area attached.

#4

9.0 BOSTON LANDMARKS COMMISSION - STANDARDS AND CRITERIA

9.1 Introductory Statement on Standards and Criteria to be Used in Evaluating Applications for Certificates

Per Sections 4, 5, 6, 7 and 8 of the enabling statute (Chapter 772 of the ~~General Laws~~ ^{Acts of 1975} of the Commonwealth of Massachusetts for 1975), Standards and Criteria must be adopted for each Landmark Designation which shall be applied by the Commission in evaluating proposed changes to the property. Before a Certificate of Design Approval or Certificate of the Exemption can be issued for such changes, the changes must be reviewed by the Commission with regard to their conformance to the purposes of the statute.

The Standards and Criteria established thus note those features which must be conserved and/or enhanced to maintain the viability of the Landmark Designation. The intent of these guidelines is to help local officials, designers, and individual property owners to identify the characteristics that have led to designation, and thus to identify the limitation to the changes that can be made to them. It should be emphasized that conformance to the Standards and Criteria alone does not necessarily insure approval, nor are they absolute, but any request for variance from them must demonstrate the reasons for, and advantages gained by, such variance. The Commission's Certificate of Design Approval is only granted after careful review of each application and public hearing, in accordance with the statute.

As intended by the statute a wide variety of buildings and features are included within the area open to Landmark Designation, and an equally wide range exists in the latitude allowed for change. Some properties of truly exceptional architectural and/or historical value will permit only the most minor modifications, while for some others the Commission encourages changes and additions with a contemporary approach, consistent with the properties' existing features and changed uses.

In general, the intent of the Standards and Criteria is to preserve existing qualities that cause designation of a property; however, in some cases they have been so structured as to encourage the removal of additions that have lessened the integrity of the property.

Introductory Statement on Standards and Criteria
page two

It is recognized that changes will be required in designated properties for a wide variety of reasons, not all of which are under the complete control of the Commission or the owners. Primary examples are:

- a) Building code conformance and safety requirements.
- b) Changes necessitated by the introduction of modern mechanical and electrical systems.
- c) Changes due to proposed new uses of a property.

The response to these requirements may, in some cases, present conflicts with the Standards and Criteria for a particular property. The Commission's evaluation of an application will be based upon the degree to which such changes are in harmony with the character of the property.

In some cases, priorities have been assigned within the Standards and Criteria as an aid to property owners in identifying the most critical design features.

The Standards and Criteria have been divided into two levels: (1) those general ones that are common to almost all landmark designations (with three different categories for buildings, building interiors and landscape features); and (2) those specific ones that apply to each particular property that is designated. In every case the Specific Standard and Criteria for a particular property shall take precedence over the General ones if there is a conflict.

GENERAL STANDARDS AND CRITERIA FOR PHYSICAL, LANDSCAPE OR TOPOGRAPHICAL
FEATURE(S) DESIGNATED AS LANDMARKS

A. APPROACH

1. The design approach to the property should begin with the premise that the value of a landscape is in its variety. Alternatives will be allowed if they conform to an overall master plan and maintain the features described as significant in the study report.
2. Changes to the property which have taken place in the course of time are evidence of the history of the property and the neighborhood. These changes to the property may have developed significance in their own right, and this significance should be recognized, respected and evaluated.
3. New architectural materials should, whenever appropriate, match the material being replaced in physical properties, design, color, texture, and other visual qualities.
4. New additions or alterations to the landscape should not disrupt the essential form and integrity of the property and should be compatible with the size, scale, color, material, and character of the property.
5. New additions or alternations should be done in such a way that if they were to be removed in the future, the essential form and integrity of the landscape could be restored.
6. Priority shall be given to those portions of the property that serve as the more important public ways.

B. WALKS, STEPS AND PAVED AREAS

1. Deteriorated paving should be replaced with the same material or a material which matches as closely as possible. Consideration will be given to an alternate paving material if it can be shown that its properties will assist in site maintenance and/or will be a design improvement.
2. Present layout of the walks, steps and paved areas should be maintained. Consideration will be given to alterations if it can be shown that these will improve site circulation and are part of an overall master plan.

C. PLANT MATERIALS

1. All plants should be cared for according to good horticultural practices. Hazardous plants or portions of plants should be removed promptly. Plants with diseases that it is not practical to control or cure should be removed promptly to prevent their infection of others. Mutilated or distorted plants should also be removed.

2. Plant replacements should be added on a schedule that will assure a continuity in the landscape design.
3. Plant material replacements and/or new locations must be properly evaluated as to form, color, texture, arrangement, allowance for adequate space for light and good growth, and conformance to a master plan.
4. In maintaining removing and adding of plant materials consideration must be given to maintaining existing vistas, creating new ones where appropriate, and maintaining defined areas of shade and sun.
5. Practical problems of erosion and drainage should be solved with all possible regard for the integrity of the landscape and the health of the nearby trees.

D. LANDFORMS

1. Alteration of or new landforms will only be considered if they will not alter the basic design concept.
2. Existing water courses or bodies should not be altered. Consideration will, however, be given to a proposal if it is to improve site drainage, to improve water quality, to enhance the landscape design, to provide a wider recreational use or to improve a wildlife habitat.
3. All wetlands shall be preserved.
4. All shorelines of water courses or bodies shall be protected from erosion in a manner in keeping with the basic concept of the landscape.
5. All natural rock outcrops shall be preserved.

E. ARCHITECTURAL ELEMENTS

1. Whenever possible, architectural elements described as significant in the study report such as benches, fences, fountains, statues, bridges, lighting, shelters and signs shall be maintained.
2. Maintenance should not alter color, material or design. Consideration, however, will be given to alterations that will either improve the design or adapt the function of the element to current needs.
3. Architectural elements that are replaced should be of the same or similar material and design of the existing. Consideration, however, will be given to changes that will improve the function of the architectural element without altering the integrity of the design.

4. Architectural elements may be removed if they are no longer appropriate to their purposes and their removal will not alter to a significant degree the site design.
5. Architectural elements may be added if they are in keeping the integrity of the design, are necessary for the site safety, are useful for site maintenance, and/or will improve site usage.

SPECIFIC STANDARDS & CRITERIA - BOSTON COMMON

A. APPROACH

1. The intent should be to maintain the common's existing pastoral landscape style, to improve the existing turf, to plant materials, pavement and furnishings in a manner which will insure the continuance of the historic use of the Common as a passive recreational space.
2. No uses, permanent or temporary, should be allowed if they diminish this quality of passive recreation.
3. Expansion of unrelated park facilities should not be permitted.
4. Structured recreational facilities should not dominate the passive recreational space.
5. Special events, should only be permitted if they are organized in order to do the least possible damage to the plants, monuments or other features.
6. Maintenance and replacement of existing elements should be done in a manner to be in harmony with the Common's historic landscape style.
7. No new elements should be permitted if they would alter special vistas and special open spaces. Existing elements in violation should be removed.

B. PLANTINGS

1. The use of large deciduous trees should be continued and grass be used as the major ground cover as long as is practical with the Common's use and available maintenance.
2. Large open lawn areas should not be planted with trees.
3. Future plantings should be guided by a master planting plan which includes consideration for allowing adequate light and space for good growth, ultimate height and spread.
4. All new trees should be large deciduous species emphasizing the original high canopy planting concept. Additional varieties may be used if they continue this.
5. All new trees should be quality specimens of a size large enough to withstand the rigors of the Common environment.
6. Ornamental flowers, shrubs and small flowering trees historically not a part of the planting concept should only be used in the planting beds along Tremont Street.
7. Bulbs may be used where they can be naturalized and be in harmony with the pastoral landscape.

C. WALKS, STEPS, AND PAVED AREAS

1. Circulation system should be reviewed before rehabilitation of existing walkways is continued.
2. Walkways across large lawn areas should be minimized.
3. Where appropriate, replace bare areas with pavement.
4. Replacement of or expansion of bituminous concrete areas should be avoided, if a more attractive and equally durable material can be afforded.
5. Cobbled edges, brick or similar material should be used to minimize areas of existing bituminous concrete. Samples of these materials should be subject to design review.

D. FURNISHINGS

1. Existing memorials, statues, monuments and fountains should be carefully preserved and restored where necessary, maintaining the integrity of the original material and design. This work should be coordinated with the Art Commission.
2. Future park accessories should display design solutions in harmony with the character of the Common.
3. Future park accessories should be designed using vandal resistant standards.
4. Existing structures not in harmony with the Common, should either be remodeled or removed.
5. Restoration of perimeter fencing and gates should be continued, maintaining the integrity of the original design. This work should be coordinated with the Art Commission.
6. Fencing within ^{the} Common should be upgraded and/or eliminated.
7. Location of signs should be guided by a master plan for walkways and other facilities.
8. Signs should conform to a simple sign system. Non-conforming existing signs should be removed. New signs should be designed by a professional graphics designer.
9. Location of existing and new benches should be studied in relation to existing monuments, fountains, passive seating areas and other park improvements.
10. Benches that are replaced or added should not necessarily be the same as the existing but should all be of the same design and material *and subject to design review.*

11. Design and location of trash receptacles should be simple, functional and unobtrusive and added according to an overall plan.
12. New drinking fountains should be subject to design review and new locations for fountains should be studied in relation to existing high use areas.
13. Adequate paving and drainage should be provided around all existing and new fountains.
14. Adequate levels of illumination should be established for safety and for lighting special areas.
15. Selection or replacement of new lighting fixtures should be subject to design review.
16. Special fixtures should be considered for lighting monuments, fountains and trees. This work should be coordinated with the Art Commission.
17. New storm drains should not be added until an accurate survey has been taken of the existing condition of the storm drainage system and the ability of the existing lines to handle additional water.
18. The Tremont Street planters should be restored to their original configuration.

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